

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-04
2-11-03

03- 0 -0421

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1849 Marietta Road, N.W.** be changed from the **R-5 (Two-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **229** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That the attached Ordinance Z-00-97, adopted by City Council May 21, 2001 and approved by Operation of Law May 30, 2001, rezoning from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District, property located at 2001 Marietta Road, N.W., is hereby amended by incorporating in addition to the existing conditions, the conditional site plan referenced in Section 2 above for the purpose of permitting the interconnectivity shown between property zoned PD-H by Z-00-97 and that zoned PD-H by this ordinance (Z-03-04).

SECTION 5. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

203-04

LEGAL DESCRIPTION

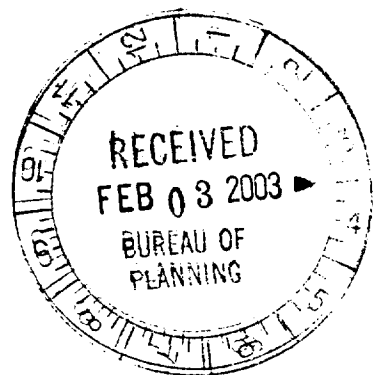
Area = 3.70 acres

All that tract or parcel of land lying in and being a part of Land Lot 229 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence a 1/2-inch rebar iron pin set at the intersection of the northerly right-of-way line of Marietta Road (40-foot Right-of-Way) with the Land Lot Line common to Land Lots 229 and 222 of said 17th District; THENCE, leaving said right-of-way line of Marietta Road, proceed along said Land Lot Line North 00 degrees 55 minutes 44 seconds East for a distance of 97.53 feet to a 1/2-inch rebar iron pin set, said 1/2-inch rebar iron pin set being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING, as thus established and leaving said Land Lot Line, proceed North 81 degrees 10 minutes 48 seconds West for a distance of 196.76 feet to an 1/2-inch rebar iron pin set on the northerly Right-of-Way line of Marietta Road; THENCE proceed along said right-of-way line along a curve to the right having a radius of 568.30 feet, a chord bearing of North 39 degrees 35 minutes 30 seconds West and a chord distance of 127.42 feet, for an arc distance of 127.68 feet to an 1/2-inch rebar iron pin set; THENCE, continuing along said right-of-way line, proceed North 33 degrees 09 minutes 19 seconds West for a distance of 130.69 feet to an 1/2-inch rebar iron pin set; THENCE, continuing along said right-of-way line, proceed along a curve to the left having a radius of 1048.45 feet, a chord bearing of North 34 degrees 23 minutes 18 seconds West and a chord distance of 45.12 feet, for an arc distance of 45.13 feet to an 1/2-inch rebar iron pin set; THENCE, leaving said northerly right-of-way line of Marietta Road, proceed North 07 degrees 53 minutes 40 seconds East for a distance of 242.47 feet to an 1/2-inch rebar iron pin found; THENCE proceed South 89 degrees 42 minutes 56 seconds East for a distance of 347.63 feet to a bent 1/2-inch rebar iron pin found and replaced with an 1/2-inch rebar iron pin set on the Land Lot Line common to said Land Lots 229 and 222 of the 17th District; THENCE proceed along said Land Lot Line South 00 degrees 55 minutes 44 seconds West for a distance of 513.52 feet to a 1/2-inch rebar iron pin set, said 1/2-inch rebar iron pin set being the TRUE POINT OF BEGINNING.

Said tract of land contains 3.70 acres more or less.





City Council
Atlanta, Georgia

01- 0 -0058

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-97
12/12/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 2001 Marietta Road, N.W. and the rear of 2003 Marietta Road, N.W. be changed from the I-1 (Light Industrial) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 229 of the 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

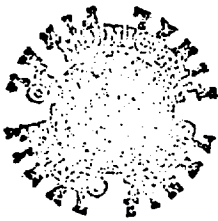
ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

MAY 21, 2001

MAY 30, 2001

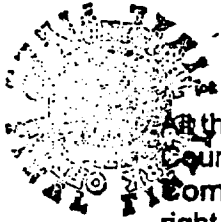
Z-03-04

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CONDITIONS FOR Z-00-97

1. Site plan entitled "2001 Marietta Road Master Plan, Marietta Street Investments, LLC" prepared by Keyfer Architecture, dated February 12, 2001 and marked received by the Bureau of Planning April 24, 2001.
2. The residential community shall not be gated.
3. Right-of-way shall be reserved unobstructed at the northeast corner of the property for the possible future provision of a secondary roadway access into the property.



That parcel of land lying or being in Land Lot 229, 17th District, City of Atlanta, Fulton County, Georgia and more particularly described as follows:

Commence at the intersection of the northerly right-of-way of Marietta Road (40-foot right-of-way) and the southeasterly right-of-way of Atlanta Water Works Railroad (40-foot right-of-way); **Thence** along the northerly right-of-way of Marietta Road a curve to the left having a radius of 580.47 feet, an arc length of 389.57 feet and subtended by chord bearing South 66 degrees 02 minutes 13 seconds East a distance of 382.30 feet to a point; **Thence** continuing along Marietta Road a curve to the left having a radius of 1903.21 feet, an arc length of 278.14 feet and subtended by a chord bearing of North 86 degrees 32 minutes 59 seconds East a distance of 277.89 feet to a point; **Thence** continuing along Marietta Road a curve to the right having a radius of 281.06 feet, an arc length of 58.87 feet and subtended by a chord bearing of South 89 degrees 32 minutes 04 seconds East a distance of 58.76 feet to an iron pin set **he Point of Beginning**. **Thence** leaving the right-of-way of Marietta Road North 13 degrees 58 minutes 03 seconds East a distance of 136.68 feet to an iron pin set; **Thence** along a curve to the right having a radius of 200.00 feet, an arc length of 140.69 feet subtended by a chord bearing of North 34 degrees 07 minutes 10 seconds East a distance of 137.80 feet to an iron pin set; **Thence** North 54 degrees 16 minutes 16 seconds East a distance of 41.63 feet to a power pole; **Thence** North 48 degrees 59 minutes 40 seconds East a distance of 71.62 feet to an iron pin set; **Thence** North 38 degrees 00 minutes 33 seconds West a distance of 421.08 feet to an iron pin set; **Thence** North 45 degrees 53 minutes 41 seconds East a distance of 227.53 feet to an iron pin found; **Thence** North 47 degrees 12 minutes 32 seconds East a distance of 771.26 feet to an iron pin found; **Thence** South 64 degrees 03 minutes 54 seconds East a distance of 99.95 feet to an iron pin found; **Thence** South 64 degrees 06 minutes 02 seconds East a distance 429.96 feet to an iron pin found; **Thence** South 00 degrees 56 minutes 02 seconds West a distance of 478.84 feet to an iron pin found; **Thence** South 89 degrees 44 minutes 34 seconds West a distance of 216.43 feet to a fence post; **Thence** South 01 degrees 36 minutes 06 seconds East a distance of 216.64 feet to a fence post; **Thence** South 89 degrees 08 minutes 46 seconds East a distance of 206.77 feet to an iron pin found; **Thence** South 01 degrees 00 minutes 38 seconds West a distance of 315.44 feet to iron pin found; **Thence** South 00 degrees 53 minutes 38 seconds West a distance of 465.60 feet to an iron pin found; **Thence** North 89 degrees 42 minutes 56 seconds West a distance of 347.63 feet to an iron pin found; **Thence** South 11 degrees 06 minutes 37 seconds West a distance of 229.51 feet to an iron pin found on the northeasterly right-of-way of Marietta Road (40-foot-right-of-way); **Thence** along the northerly right-of-way of Marietta Road along a curve to the left having a radius of 919.88 feet, an arc length of 119.81 feet subtended by a chord bearing of North 41 degrees 47 minutes 28 seconds West a distance of 119.73 feet to a point; **Thence** continuing along Marietta Road a curve to the left having a radius of 2147.88 feet, an arc length of 214.09 feet subtended by a chord bearing of North 47 degrees 04 minutes 29 seconds West a distance of 214.00 feet to a point; **Thence** continuing along Marietta Road North 49 degrees 07 minutes 26 seconds West a distance of 473.27 feet to a point; **Thence** continuing along Marietta Road a curve to the left having a radius of 245.50 feet, an arc length of 115.12 feet subtended by a chord bearing North 62 degrees 29 minutes 19 seconds West a distance of 114.07 feet to an iron pin found; **Thence** continuing along Marietta Road a curve to the left having a radius of 281.06 feet, an arc length of 33.78 feet subtended by a chord bearing North 80 degrees 05 minutes 28 seconds West a distance of 33.76 feet to the **Point of Beginning**.

Said parcel of land containing 1,512,609.2 square feet or 34.719 Acres of land more or less.

Z-00-17

Z-03-04

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SITE PLAN SPECIFICATIONS

LOCATION: 2001 MARIETTA RD, ATLANTA, GA 30329
 LOT: 2001 MARIETTA RD, ATLANTA, GA 30329

OWNER: MARIETTA STREET INVESTMENTS, LLC

PROJECT: 2001 MARIETTA RD

DATE: 10/1/2014

SCALE: 1" = 40'

REVISIONS: 1.0

DATE: 10/1/2014

BY: [Signature]

FOR: [Signature]

PROJECT: 2001 MARIETTA RD

DATE: 10/1/2014

SCALE: 1" = 40'

REVISIONS: 1.0

DATE: 10/1/2014

BY: [Signature]

FOR: [Signature]

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REVISIONS: 1.0

2-03-04
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